

G. Dwelling District Four (D-4)

1. Purpose

The D-4 district is intended for low or medium intensity single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may

TABLE 742-103-6 D-4 DISTRICT DIMENSIONAL STANDARDS		
		LOT STANDARDS
Minimum lot area, single-family	7,200 sq. ft.	
Minimum lot area, two-family	10,000 sq. ft.	
Minimum lot width, single-family	60 ft.	
Minimum lot width, two-family	90 ft.	
Minimum lot frontage	30 ft.	
Minimum open space	65%	
		SETBACKS
	METRO	COMPACT
Minimum depth front yard	See Table 744-201-1	
Minimum width of side yard	5 ft.	4 ft.
Minimum width of side yard (aggregate)	13 ft.	8 ft.
Minimum depth of rear yard	20 ft.	20 ft.
BUILDING STANDARDS		
Maximum height of primary building	35 ft.	
Maximum height of accessory building	24 ft.	
Minimum main floor area (1-story)	900 sq. ft.	
Minimum main floor area (above 1-story)	660 sq. ft.	
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions , for additional regulations.		
*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.		

include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

2. Examples





3. Illustration

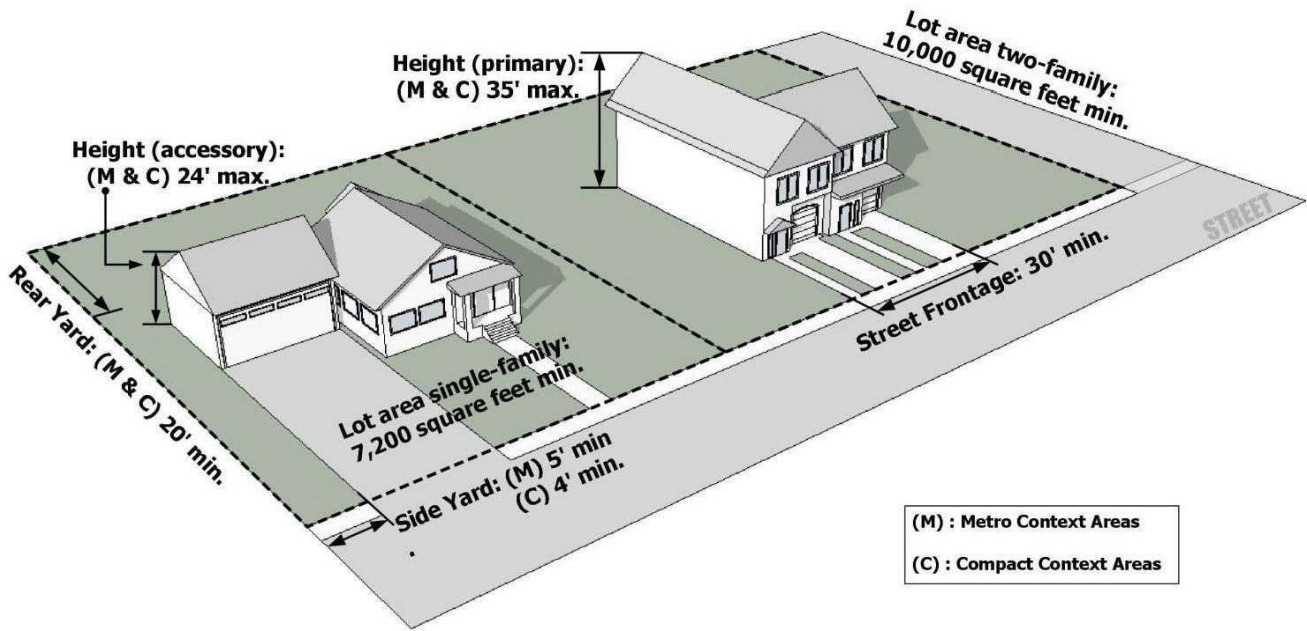


Diagram KK Illustrative example of D-4 district

4. Other Standards

[Reserved]